

**NOTICE OF JOINT PUBLIC HEARING  
BY THE CITY COUNCIL AND REDEVELOPMENT AGENCY OF  
THE CITY OF CHULA VISTA, CALIFORNIA**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY of the City of Chula Vista, CA, in the City Council Chambers located in the City Hall Building, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista, California to consider the following project:

**HEARING DATE and TIME:** Tuesday, April 24, 2007, 6:00 p.m.  
**CASE NUMBER:** PCZ-06-005, PCM-07-015, DRC-06-27, & DRC-06-28  
**APPLICANTS:** Nahum Mendoza, Alejandro Sanchez, and Roger Cao-Romero  
**SITE ADDRESS:** 778, 780, 790, 792, 794, 808 and 812 Ada Street, Chula Vista, Ca.  
(See attached locator map).

**PROJECT DESCRIPTION:** The applicants request consideration of the following applications:

- (1) A Rezone to amend the zoning for the project site from the R-2-P (One and Two Family Residential, Precise Plan) Zone to the R-3-P (Apartment Residential, Precise Plan) zone, and to adopt precise plan standards; for three parcels totaling 1.92 acres, located on the north side of Ada Street between Frontage Road and Industrial Boulevard; and
- (2) A Precise Plan to direct the future development of the entire 1.92 acre site; and
- (3) A Design Review Permit to construct 40 multi-family town home dwelling units on two of the three parcels. The westerly parcel is proposed for 16 dwelling units on 0.69 acres located at 790, 808 and 812 Ada Street. The easterly parcel proposes 24 units on 0.96 acres, located at 778-780 Ada Street. The proposed buildings are 3-stories, 32-1/2 ft high, and range from 2-plexes to 7-plexes. The proposed floor plans range in size from 2,163 – 2,228 square feet and will include 3 bedrooms, 3 baths, and a 2-car garage. Access is provided by three private driveways. Proposed open space consists of 0.48 acre of useable open space including 2 tot lots and landscape areas. The project proposal includes increase in the permitted building height, front and rear yard building setbacks reductions, and a maximum square footage for the units.

**ENVIRONMENTAL STATUS:** The Environmental Review Coordinator has reviewed the proposed project for compliance with the California Environmental Quality Act and has conducted an Initial Study, IS-06-005 in accordance with the California Environmental Quality Act. Based upon the results of the Initial Study, the Environmental Review Coordinator has determined that the project could result in significant effects on the environment. However, revisions to the project made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; therefore, the Environmental Review Coordinator has prepared a Mitigated Negative Declaration, IS-06-005.

Any written comments or petitions to be submitted to the Planning Commission must be received in the Planning and Building Department no later than noon on the date of the hearing. Please direct any questions or comments to **Project Planner Rich Zumwalt** in the Planning and Building Department, Public Services Building, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista, CA 91910, or by calling 619-691-5255. Please include case noted above in all correspondence.

If you wish to challenge the City's action on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearings, or in written correspondence delivered to the City Council at or prior to the public hearings described in this notice. A copy of the application and accompanying documentation and/or plans are on file and available for inspection and review at the City Planning Department.

**COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)**

The City of Chula Vista, in complying with the American With Disabilities Act, requests individuals who require special accommodation to access, attend and/or participate in a City meeting, activity or service request such accommodation at lease 48 hours in advance, for meetings, and 5 days for scheduled services and activities. Please contact Diana Vargas for specific information at (619) 691-5101. Service for the hearing impaired is available at 585-5647 (TDD).